
Report To: Education & Communities Committee **Date:** 17 January 2017

Report By: Corporate Director Education, Communities & Organisational Development and Chief Financial Officer **Report** EDUCOM/07/17/EM

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Subject: Education Capital Programme 2016 – 2018 Progress

1.0 PURPOSE

1.1 The purpose of the report is to update the Committee in respect of the status of the projects forming the Education Capital Programme and to highlight the overall financial position.

2.0 SUMMARY

2.1 This report advises the Committee in respect of the progress and financial status of the projects within the overall Education Capital Programme.

2.2 The Capital Programme reflects the review of the School Estate Funding Model as reported to the November 2016 Committee. The programme covers the period 2016/18.

2.3 Overall the Committee is projecting to contain the costs of the 2016/18 Capital Programme within available budgets.

2.4 Expenditure at 30th November is 86.93% of the 2016/17 approved budget; there is net advancement from future years of £271k (3.59%) being reported. This is an increase in advancement of £109k (1.45%) since the last Committee due to minor fluctuation across budget lines.

3.0 RECOMMENDATIONS

3.1 That the Committee note the progress on the specific projects detailed in Appendix 1.

3.2 That the Committee approve the issue of tenders for the Lady Alice Primary School Refurbishment project, and grant delegated authority to the Head of Legal & Property Services to accept the most economically advantageous tender provided the cost is within the budget allocation for the project (para 6.2).

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Corporate Director Education,
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4.0 BACKGROUND

- 4.1 This report shows the current position of the approved Education Capital Programme reflecting the allocation of resources approved by the Committee at the meeting of 1st November 2016.
- 4.2 The School Estate Strategy approved by the Committee will deliver a comprehensive programme of new and refurbished schools which will address the modernisation of the Council's entire school stock. The acceleration of the School Estate Management Plan approved at the Council budget setting meeting of 10th March 2016 will see completion of the remaining projects by 2020. The Education Capital Programme detailed in this report shows details of projects which will incur expenditure up to March 2018.

5.0 PROJECTS COMPLETE ON SITE / WITHIN DEFECTS LIABILITY PERIOD

5.1 Kilmacolm Primary School Refurbishment:

The school transferred back to the refurbished building at the end of October 2016 with the first day of operation on the 28th. The Client Services Team continues to work with the school and stakeholders in conjunction with hub West Scotland and the Contractor to address snagging and defects utilising out of hours working as required during the defects liability period. An official opening ceremony is planned for Friday 13th January 2017.

5.2 St Patrick's Primary School New Build:

The school transferred to the new facility at the end of November 2016 with the first day of operation on the 24th. The Client Services Team continues to work with the school and stakeholders in conjunction with hub West Scotland and the Contractor to address snagging and defects utilising out of hours working as required during the defects liability period.

6.0 PROJECTS AT BRIEFING/DESIGN/PRE-CONSTRUCTION STAGE

6.1 Moorfoot Primary School Refurbishment:

The brief for the project has been developed in consultation with the various stakeholders including the school and Parent Council. The procurement is being progressed through hub West Scotland with the project now progressing through the detailed design stage ahead of the Building Warrant submission. Survey and investigation works have been progressed over the summer holiday period and outwith school hours to inform the proposals and define the scope of works to the existing structure / grounds. The formal Planning application has been submitted with work on-going providing further clarification to statutory consultees. The decant strategy for the project involves use of the former Sacred Heart PS decant facility and temporary relocation of the existing Nursery Class in modular accommodation within the existing school grounds during the construction period. The temporary modular accommodation works are on-going with foundation and services connection works progressing. Officers from Education Services working in conjunction with Police Scotland, SPT (Strathclyde Partnership for Transport), Road Safety and Corporate Health & Safety have now completed the consultation exercise with parents to identify pick-up and drop-off points for decant buses. The target programme anticipates construction start circa April 2017 to complete by Easter 2018. The Client Services Team are maintaining regular contact with the school and Parent Council throughout the design development stages.

6.2 Lady Alice Primary School Refurbishment:

The brief for the project has been developed in consultation with the various stakeholders including the school and Parent Council. The Council's Technical Services Team are currently developing the project through the detailed design stage ahead of the Building Warrant submission. Survey and investigation works have been progressed over the summer holiday period to inform the proposals. The formal Planning application has been submitted with work on-going providing further clarification to statutory consultees. The decant strategy for the project involves use of the former St Stephen's HS decant facility and temporary relocation of the existing Nursery Class in modular accommodation within the existing school grounds during the construction period. The temporary modular accommodation works are on-going with foundation and services connection works progressing. Officers from Education Services working in conjunction with Police Scotland, SPT (Strathclyde Partnership for Transport), Road Safety and Corporate Health & Safety have now completed the consultation exercise with parents to identify pick-up and drop-off points for decant buses. The target programme anticipates enabling works in March / April 2017 following decant, with main contract construction start circa May 2017 to complete by Easter 2018. The Client Services Team are maintaining regular contact with the school and Parent Council throughout the design development stages.

The estimated cost of the works is £3.806m contained within the overall SEMP funding model and capital programme as detailed in Appendix 1. Permission to issue tenders and approval for delegated authority to accept the most economically advantageous tender are requested.

6.3 St Ninian's Primary School New Build:

The brief for the project has been developed in consultation with the various stakeholders including the school and Parent Council. The procurement is being progressed through hub West Scotland with the project now progressing through the detailed design stage ahead of the Building Warrant submission. Survey and investigation works have been progressed over the summer holiday period with initial consultation with Inverclyde Council Roads Design, to inform the proposals and define the scope of works to any existing services and culverts in the area. The formal Planning application has been submitted and further engagement with statutory consultees such as SEPA and Sportscotland is being progressed. The strategy for the project involves construction of a new facility on the disused blaes pitch area opposite the recently constructed multi-use games area with the school remaining in its existing accommodation during the construction phase. Transfer to the new facility on completion will be followed by demolition of the existing building. The target programme for the new facility anticipates construction start in 2nd Quarter 2017 to complete by 2nd Quarter 2018. The Client Services Team are maintaining regular contact with the school and Parent Council throughout the design development stages.

6.4 Bluebird Family Centre Refurbishment:

The brief for the above project has been developed in consultation with the centre and Early Years Service. The Council's Technical Services Team have progressed the project to tender stage with a return date in mid-December. Decant options were investigated with the agreed strategy to temporarily accommodate the centre within St Joseph's PS. Minor works were undertaken over the summer holiday period to allow the proposed decant area to be made available with further minor alteration works undertaken during term time ahead of the decant in October. The Centre is now operating from its temporary location which has allowed the existing building to be cleared. Subject to tender return and evaluation within budget it is anticipated that construction works could commence in February 2017 to complete in late summer.

6.5 Glenbrae Children's Centre Relocation (Aberfoyle Road Refurbishment):

The brief for the above project has been developed in consultation with the centre and Early Years Service. The Council's Technical Services Team have progressed the outline designs to RIBA Stage 2 ahead of the formal Planning and Building warrant submissions. The commencement of the project is linked to completion of the former District Court Offices project and the relocation of Technical/Property Services from the Aberfoyle Road building. The target programme for the project anticipates construction start in 2nd Quarter 2017 and completion in early 2018. The Centre will remain in its current location during the construction phase. A separate report on the outcome of the formal consultation for the relocation of Glenbrae Children's Centre is included later on the agenda.

6.6 New Build West End of Greenock Early Years Facility:

The proposals involve the provision of a new facility to replace the existing Kelly Street Children's Centre and Nursery within St Mary's PS. The procurement is being progressed through hub West Scotland with the project now progressing through the detailed design stage ahead of the formal Planning and Building Warrant submissions. As previously reported, site surveys and investigation works were initially delayed due to the particular site constraints and the current process being followed in connection with the original demolition contractor. The surveys have now been completed however these have highlighted that the ground conditions will require a more engineered foundation solution. It should also be noted that early engagement with Scottish Water indicates that they expect surface water from the new development to be routed to a culvert some 70m distant from the site through neighbouring streets despite the previous building having a combined connection. The design team are currently investigating the most economical solutions to these developing design issues. A further update including any impact on the projected outturn construction cost will be provided to the March Committee. The current target programme anticipated construction start in 2nd Quarter 2017 to complete by 2nd Quarter 2018 to align with the decant strategy for the future St Mary's PS Refurbishment and Extension project. A separate report on the outcome of the formal consultation for the relocation of Kelly Street Children's Centre is included later on the agenda.

7.0 IMPLICATIONS

Finance

7.1 The expenditure at 30th November 2016 is £6.557m from a budget of £7.543m. This is expenditure of 86.93% of the approved budget after 66.67% of the year. No slippage is currently being reported with net accelerated spend of £271k.

7.2 The current budget position reflects the following:

- SEMP model approved by the Committee in November 2016.
- Grant funding received in respect of implementation of the Children & Young People Bill and Free School Meals.
- Grant funding projected to be received in respect of project specific awards in connection with the Scotland's Schools for the Future programme.

The current budget is £49.707m, made up of £48.513m SEMP Supported Borrowing / Government Grant Funding and £1.194m Non-SEMP Supported Borrowing. The Current Projection is £49.707m.

7.3	Education & Communities	Approved Budget £000	Current Position £000	Overspend / (Underspend) £000
	Total School Estate	48,513	48,513	-
	Total Non School Estate	1,194	1,194	-
	Total	49,707	49,707	-

7.4 Please refer to the status reports for each project contained in Appendix 1.

Legal

7.5 There are no legal issues.

Human Resources

7.6 There are no human resources issues.

Equalities

7.7 Has an Equality Impact Assessment been carried out?

<input type="checkbox"/>	YES (see attached appendix)
<input checked="" type="checkbox"/>	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required. See below.

Individual projects consider DDA issues as part of the development of the detailed designs and Building Standards approval (where required). There are no equalities issues.

Repopulation

7.8 The regeneration works outlined in this report should contribute to retaining and increasing the population within the area. There are no repopulation issues.

8.0 CONSULTATION

8.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.

8.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.

9.0 LIST OF BACKGROUND PAPERS

9.1 Education Capital Programme Technical Progress Reports December 2016. (A technical progress report is a project specific report which details the financial and progress position for current projects which have a legal commitment).

EDUCATION CAPITAL REPORT APPENDIX 1



COMMITTEE: EDUCATION & COMMUNITIES

Project Name	1	2	3	4	5	6	7	8	9	10	11
	<u>Est Total Cost</u>	<u>Actual to 31/3/16</u>	<u>Approved Budget 2016/17</u>	<u>Revised Est 2016/17</u>	<u>Actual to 30/11/16</u>	<u>Est 2017/18</u>	<u>Est 2018/19</u>	<u>Future Years</u>	<u>Start Date</u>	<u>Original Completion Date</u>	<u>Current Completion Date</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>			
SEMP Projects											
Demolish St Stephens HS	500	500	0	0	0	0	0	0	May-18	-	Aug-18
St Patrick's PS - New Build	7,012	3,076	3,536	3,536	3,344	400	0	0	Aug-15	-	Nov-16
Kilmacolm PS - Refurbishment	4,435	1,576	2,394	2,559	2,017	300	0	0	Oct-15	-	Oct-16
Early Years Establishments - Care Commission Works	90	2	88	88	85	0	0	0	Apr-16	-	Mar-17
Bluebird Family Centre - Refurbishment	1,300	0	369	190	36	1,087	23	0	-	-	-
Greenock West Early Years Facility - New Build	3,105	0	150	65	10	1,900	1,140	0	-	-	-
Glenbrae Children's Centre - Aberfoyle Rd Refurbishment	1,137	0	100	57	0	1,061	19	0	-	-	-
Hillend Children's Centre - Refurbishment	1,031	0	0	0	0	96	916	19	-	-	-
Larkfield Children's Centre - Upgrade	350	0	0	0	0	0	0	350	-	-	-
Free School Meals Capital Grant	60	33	0	0	0	27	0	0	Apr-16	-	Mar-18
Lifecycle Fund	3,490	714	256	270	270	1,279	1,227	0	Apr-14	-	Mar-19
Balance of Contingency	195	0	50	50	0	45	100	0			
Moorfoot PS Refurbishment	5,147	0	100	101	101	2,313	2,610	123			
Lady Alice PS - Refurbishment	3,806	0	200	200	24	2,929	677	0			
St Ninian's PS - New Build	9,280	0	176	176	175	6,235	2,761	108			
Gourock PS - Extension	1,704	0	0	0	0	126	1,297	281			
St Mary's PS - Refurbishment & Extension	5,291	0	0	0	0	150	3,224	1,917			
Complete on site	945	0	0	343	343	602	0	0			
TOTAL SEMP	48,878	5,901	7,419	7,635	6,405	18,550	13,994	2,798			
Non-SEMP Projects											
MUGA/Blaes Pitch Upgrades Complete on site	27	0	27	27	0	0	0	0			
Primary School MUGA's - Various	802	605	97	152	152	45	0	0	Apr-14	-	Jun-16
TOTAL non-SEMP	829	605	124	179	152	45	0	0			
TOTAL ALL PROJECTS	49,707	6,506	7,543	7,814	6,557	18,595	13,994	2,798			